

City of Bellevue



Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

June 27, 2019

RE: Accessory Dwelling Unit Application 17-119906-LX
2215 135th PI SE
Bellevue, WA 98005

Dear Resident:

The City of Bellevue Department of Development Services has approved an Accessory Dwelling Unit at the above address. The application met the requirements per Land Use Code (LUC) Section 20.20.120. These requirements include:

1. One accessory unit is permitted as a subordinate use within an existing single-family dwelling.
2. The primary unit or accessory must be owner-occupied.
3. Total residents of both units must not exceed City's definition of family (four unrelated individuals).
4. Off-street parking equal to one more than required by underlying zoning (three total spaces) must be provided.
5. Only one front door entrance; additional entrances are permitted on the side and rear of the house.
6. Accessory units are not permitted in structures detached from the primary residence, including but not limited to guest cottages, detached garages, or workshops.
7. A site may not contain both an accessory dwelling unit and a business subject to the regulations in 20.30N for a Class A or Class B Home Occupation Permit.

For a full description of the requirements, please reference LUC 20.20.120 which is available through our online Municipal Code at <https://bellevue.municipal.codes/>.

This approval will continue to be in effect unless canceled by the owner or revoked by the City as a result of Code Compliance action for violations of the Accessory Dwelling Unit requirements.

Sincerely,

Nick Whipple
Land Use Planner
City of Bellevue, Department of Development Services
(425)452-4578
nwhipple@bellevuewa.gov